

**CITY OF BOULDER**  
**PLANNING BOARD ACTION SUMMARY**  
**Thursday, February 4, 2016**

<b>1. CALL TO ORDER AND ROLL CALL : 6:06p.m.</b>			
Bryan Bowen	Present	Liz Payton	Present
John Gerstle	Present	John Putnam	Present
Crystal Gray	Present		Choose an item.
Leonard May	Present		Choose an item.
<b>2. APPROVAL OF MINUTES</b>			
<b>A.</b>		<b>January 21, 2016</b>	Adopted
<b>3. PUBLIC PARTICIPATION</b>			
<b>A.</b>			
<b>4. DISCUSSION OF DISPOSTIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS</b>			
<b>A.</b>		<b>Call Up Item: USE REVIEW (LUR2015-00087): Conversion of the former “John’s” restaurant space located at 2328 Pearl St. within the MU-3 zone district to a new restaurant, “River and Woods.” The call-up period expires on February 10, 2016.</b>	No Action
<b>B.</b>		<b>Call Up Item: USE REVIEW (LUR2016-00007): Request to allow for a parking lot as a principal use at 2206 Pearl St. in the MU-3 zone district. The call-up period expires on February 10, 2016.</b>	No Action
<b>5. PUBLIC HEARINGS</b>			
<b>A.</b>		<b>AGENDA TITLE: Public hearing and consideration of a Use Review application to convert an existing skin care use at 2449 Pine Street to a medical office entitled the Alpine Eyecare Center, an optometry clinic. The building, which is not proposed for expansion, is located within the Residential - Mixed 1 (RMX-1) zoning district. Case no. LUR2015-00105.</b>	Approved
		<b>Comments: <u>Motion by J. Gerstle, seconded by J. Putnam. Passed 6-0.</u></b>	

B.		<b>AGENDA TITLE: Public hearing and consideration of a Nonconforming Use Review for the addition of two bedrooms in the basement of an existing non-conforming duplex at 940 14<sup>th</sup> Street. The project site is zoned Residential - Low 1 (RL-1). Case No. LUR2015-00073.</b>	Continued
		<b>Comments:</b> <u>Motion by <b>L. Payton</b>, seconded by <b>L. May</b>, voted 4-2 (<b>B. Bowen</b> and <b>J. Putnam</b> opposed) to deny the nonconforming use review for the addition of two bedrooms in the basement of an existing nonconforming duplex at 940 14<sup>th</sup> Street.</u>	
		<u>Motion by <b>L. Payton</b>, seconded by <b>J. Putnam</b>, the Planning Board voted 6-0 to continue the hearing to the next scheduled Planning Board meeting and to ask staff to prepare written findings of fact.</u>	
C.		<b>AGENDA TITLE: Public hearing to consider a recommendation to City Council on the 2016 Update to the Downtown Urban Design Guidelines.</b>	Approved
		<b>Comments:</b> <u>Motion by <b>B. Bowen</b>, seconded by <b>C. Gray</b>, the Planning Board voted 6-0 to approve the 2016 Update to the Downtown Urban Design Guidelines with the staff proposed change to paragraph 5 on page 3 to add the word “independently” for the second sentence to read “The Landmarks Board independently approves the guidelines for the Downtown Historic District.”</u>	
6. MATTERS FROM PLANNING BOARD, PLANNING DIRECTOR, CITY ATTORNEY			
A.		<b>PB Recess Dates – June 22 – July 10</b>	No Action
B.		<b>Planning, Housing &amp; Sustainability 2016 Work Plan</b>	No Action
7. DEBRIEF			
8. ADJOURNMENT: 10:19p.m.			